



## INFRASTRUCTURE DEVELOPMENT:

The following are the major public sector investments in Hamilton-Wentworth in 1996:

- **Canadian Warplane Heritage Museum** - This \$10 million dollar, 108,000 sq. ft. museum of operational vintage aircraft, opened in the Spring of '96.
- **Philip Environmental** received official approval for its East Quarry landfill site in Stoney Creek.
- Province pledged \$100 million, over five years, toward the estimated \$230 million cost of building the **Red Hill Creek Expressway**.
- **QEW expansion** - Ontario MOT widened the QEW to six lanes from Centennial Parkway to Fruitland Road, Stoney Creek.
- **The Region of Hamilton-Wentworth** completed construction of Ontario's largest sewer retention overflow tank - capacity of 75 k m<sup>3</sup>.
- Renovations to the former **TH&B Railway station** were completed. Both Go train service and bus service now operate out of the Hunter Street Station.
- **Tradeport International** privatized Hamilton International Airport. The agreement includes \$10 million to expand the airport's main east-west runway.
- **The Ontario Workers Arts and Heritage Centre** - Opened at cost of approximately \$3 million dollars, this museum focuses on the heritage and history of Ontario workers and their unions.

## GENERAL ECONOMIC INDICATORS:

Activity	1992	1993	1994	1995	1996
<b>Bankruptcies<sup>1</sup>:</b>					
Business	201	219	210	207	196 *
Consumer	1,504	1,478	1,272	1,842	1,617 *
<b>Building Permits<sup>2</sup>:</b>					
(Total Value in Millions)	297	352	299	324	301
<b>Canadian Bond Rating<sup>3</sup></b>	AAA	AA+	AA+	AA+	AA+
<b>Housing Starts<sup>4</sup></b>	1,793	2,055	1,961	1,558	1,633
<b>Housing Completions<sup>5</sup></b>	1,685	1,841	2,332	1,328	1,713
<b>Regional Taxable Assessment (Millions)<sup>6</sup>:</b>					
Residential	887.1	897.2	913.5	919.4	927.0
Commercial/Industrial	504	501.7	493	493.3	498.1
Total	1,391.1	1,398.9	1,406.5	1,412.7	1,425.1
% Commercial/Industrial	36.2	35.9	35.1	34.9	35.0
<b>Regional Tax Levies (\$ Millions)<sup>7</sup>:</b>					
Total Levies	159.5	164.9	165.7	170.9	175.1
Assessment Growth	.45	.52	.54	.57	.87
Increased Revenues	.688	.829	.891	.944	1.360
<b>Regional Welfare Assistance<sup>8</sup>:</b>					
Beneficiaries	27,900	28,586	28,210	25,815	22,836
Caseload	16,190	17,133	16,503	14,986	12,708
Ration of Person/Case	1.72	1.67	1.71	1.72	1.79
Percentage Population	6.30	6.32	6.24	5.6	4.95
<b>Unemployment Rate (Average)<sup>9</sup></b>	10.5	11.6	8.3	6.7	6.6 **

\* November '96 figures/ \*\* December '96 figure

In 1997, the department is forecasting an almost identical year to 1996 in terms of growth and job creation. The Region ended 1996 with a 6.8% unemployment rate (one of the lowest in the country) which is largely attributed to the strength of local manufacturing sector and the volume of exports to the U.S. Growth in the primary metal industries in 1996 was slightly over 3% and analysts predict this may increase to as much as a full percentage point in 1997.

In reference to the U.S. economy, the consensus for 1997 is another year of moderate growth and controlled inflation. However, the potential exists for interest rates to increase in the U.S. This tightening of monetary policy is an effort to contain economic growth which is anticipated to be significantly stronger in the first half of 1997 as compared to the same period last year. For manufacturers in this Region, and especially those that export, this should translate into another solid year of sales and profitability.

The Canadian economy will witness a large increase in growth with the overall growth rate of GDP to rise to near 3.0 %. The primary drivers of growth will be: 1) the strength of the U.S. economy and the corresponding Canadian exports, and 2) the lag effect of the reduction in Canadian interest rates. The latter factor is already being evidenced nationally and locally in increased new housing starts, more capital investment, and increased consumer confidence. The general rule of thumb is that there exists a 12 month lag between changes in monetary policy and their impact on the domestic economy.

Consequently, for 1997 in Hamilton-Wentworth, expect to see an increase in housing starts and resales, a better year for retailers (depending on the extent of public sector downsizing locally), and more business investment in machinery, equipment, computers, etc. Unfortunately, this increased investment in capital equipment by area companies will only produce marginal increases in employment (ie. Dofasco's +\$200 million mini-mill expansion).

In 1997, interest rates in Canada will rise marginally to correspond to U.S. rates. This combined with the strength of the Canadian economy will result in a much stronger Canadian dollar, possibly as high as \$0.76 U.S. In terms of economic performance for the economy and Hamilton-Wentworth businesses, 1997 promises to be another good year.

<sup>1</sup> Industry Canada, Office of the Superintendent of Bankruptcy

<sup>2</sup> Area Municipal Building Departments

<sup>3</sup> Canadian Bond Rating Service

<sup>4</sup> Canada Mortgage and Housing Corporation

<sup>5</sup> Canada Mortgage and Housing Corporation

<sup>6</sup> Regional Department of Finance

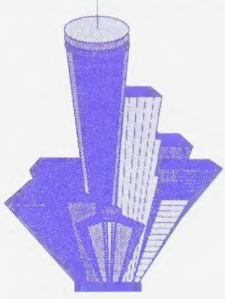
<sup>7</sup> Regional Department of Finance

<sup>8</sup> Regional Department of Community Services

<sup>9</sup> Statistics Canada, calculations by Labour Market Information Unit, Human Resource and Development Canada



## BUILDING PERMITS:



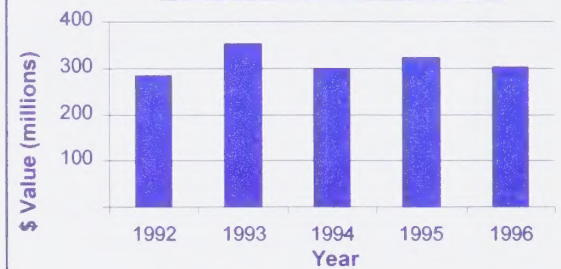
Building Permits by Municipality, Year-End 1996

Municipality	Residential	Commercial	Industrial	Institutional	Agricultural	Total
Ancaster	22,394,457	3,866,362	2,631,969	95,000	502,590	29,490,378
Dundas	21,275,678	467,201	127,528	2,012,783	0	23,883,190
Glanbrook	12,118,000	85,000	150,000	0	359,000	12,712,000
Flamborough	41,616,112	1,421,166	923,000	1,538,700	1,138,210	46,637,188
Hamilton	56,331,174	28,221,651	26,914,500	38,411,456	0	149,878,781
Stoney Creek	30,869,900	5,514,100	1,306,200	459,800	71,700	38,221,700
<b>Total</b>	<b>\$184,605,321</b>	<b>\$39,575,480</b>	<b>\$32,053,197</b>	<b>\$42,517,739</b>	<b>\$2,071,500</b>	<b>\$300,823,237</b>

Overall Value of Construction Trends in Hamilton-Wentworth

Type	1992	1993	1994	1995	1996
Industrial	12,021,389	13,155,289	25,195,431	37,679,287	32,053,197
Commercial	50,258,140	40,626,058	29,732,135	57,199,791	39,605,321
Residential	189,376,265	245,064,352	196,018,874	163,554,112	184,605,321
Institutional	33,921,150	53,713,972	47,964,352	60,275,204	42,517,739
Agricultural	---	---	---	290,500	2,071,500
Misc.	---	---	---	4,551,189	---
<b>Total Value</b>	<b>\$285,576,944</b>	<b>\$352,559,671</b>	<b>\$298,910,792</b>	<b>\$323,550,083</b>	<b>\$300,823,237</b>

Construction Value Trends



Source: Municipal Building Departments, 1996

## 1996 PERMIT HIGHLIGHTS:

Permit Purchaser	Permit Type	Municipality	Approx. \$ Value of Construction
Dofasco Inc.	Industrial - Alteration	Hamilton	\$10,652,000
Slater Steels	Industrial - Expansion	Hamilton	\$4,177,000
Landmart Building Corp.	Residential	Ancaster	\$3,240,000
Stoney Creek Furniture	Commercial - Expansion	Stoney Creek	\$3,041,500
Villages of Glancaster	Residential	Glanbrook	\$2,380,070
Chedoke/McMaster Hospitals/ Sanatorium Rd.	Institutional - Alteration	Hamilton	\$2,226,000
Alterra Homes	Residential	Ancaster	\$2,215,000
Empire Homes	Residential	Dundas	\$2,107,998
Hamilton Civic Hospital	Institutional - Alteration	Hamilton	\$2,000,000
Brown Boggs	Industrial - Expansion & Relocation	Ancaster	\$1,798,000
Georgian Retirement Home	Institutional - New Development	Dundas	\$1,750,000
Timothy Can. Reform School	Institutional - Alteration	Hamilton	\$1,579,000
Hamilton Board of Education/ 145 Rainbow Drive	Institutional - Alteration	Hamilton	\$1,500,000
Hamilton Board of Education/ East 16 Street	Institutional - Alteration	Hamilton	\$1,441,000
2730979 Canada Inc.	Commercial - Signs	Ancaster	\$1,347,000
CentreCorp/ 640 Queenston Rd.	Commercial - Alteration	Hamilton	\$1,300,000
Hamilton Hydro Electric	Commercial - Restoration	Hamilton	\$1,274,000
Spencer Green Village	Residential	Dundas	\$1,181,976
859778 Ontario Inc./ 1441 Upper James	Commercial - Expansion	Hamilton	\$1,170,000
Ninco Construction	Residential	Dundas	\$1,114,000
Rob-Geof Properties Ltd.	Residential	Glanbrook	\$1,030,000
Rosart Properties/ Upper James & Hwy 53	Commercial - Alteration	Hamilton	\$1,026,000
Rosart Properties/ Upper James & Hwy 53	Commercial - Alteration	Hamilton	\$1,002,500
National Steel Car	Industrial - Expansion	Hamilton	\$925,000

\*Excludes Largest Residential building permits issued in Hamilton, Stoney Creek and Flamborough



## 1996 INVESTMENT HIGHLIGHTS:

Company	Investment	Activity
Bank of Montreal	\$7 million	new office tower
Brown Boggs	\$2 million	new plant
CAMCO *	\$38 million	new product line
Can. W. Ind. Molasses	\$1 million	plant expansion
Canamera Foods	\$1 million	plant expansion
Case Canada Inc.	\$6 million	plant modernization
Cdn. Liquid Air	\$4 million	exp. liq. capabilities
Co-Steel Recycling	\$1 million	scrap steel recycling
Dofasco Inc.	\$14 million	new tube mill
Dofasco Inc.	\$220 million	new mini-mill
Dominion Castings	-	new furnace
Home Depot	-	Meadowland's Store
McCabe Bros. Steel	-	new Stoney Creek plant
Philip Env. Group	\$20 million	ZIPP line
Robertson Building	-	plant modernization
Slater Steels	-	new furnace and expansion
Stoney Creek Furniture	\$3 million	warehouse/showroom expansion
Tradeport Inc ***	\$82 million	airport privatization
Vascular Therapeutics*	\$20 million	heart drug research
Westinghouse Canada	-	plant modernization

\* 2 Year Plan / \*\*\* Over 40 Year Agreement Period

Source: Company Records and Announcements

## Hamilton International Airport:

Month	Itin-95	Itin-96	Local-95	Local-96	Total-95	Total-96
Jan	2,434	2,872	2,246	2,527	4,680	5,399
Feb	2,924	2,896	3,074	3,228	5,998	6,124
Mar	4,349	3,928	5,372	4,246	9,721	8,174
Apr	3,523	3,474	3,946	2,392	7,469	5,866
May	4,196	4,559	4,896	4,558	9,092	9,117
Jun	4,720	3,935	3,774	3,063	8,494	6,998
Jul	3,982	4,385	4,342	4,236	8,324	8,621
Aug	4,222	4,668	3,866	4,272	8,088	8,940
Sep	4,234	3,580	3,858	3,058	8,092	6,638
Oct	3,503	3,981	4,154	3,042	7,657	7,023
Nov	3,072	3,759	2,692	4,203	5,764	7,962
Dec	3,209	2,905	3,230	2,106	6,439	5,011
<b>Totals</b>	<b>44,368</b>	<b>44,942</b>	<b>45,450</b>	<b>40,931</b>	<b>89,818</b>	<b>85,873</b>

**N.B.** Itinerant traffic is described as all aircraft arriving and/or departing from and/or any other destination besides Hamilton. A **Local** flight is defined as an aircraft performing circuits or practice approaches to the airport.



## Port of Hamilton

Domestic Tonnage	11,377,743 tonnes	Domestic Ships	532
Overseas Tonnage	1,548,176 tonnes	Overseas Ships	144
<b>Total</b>	<b>12,925,919 tonnes</b>	<b>Total</b>	<b>676</b>

Source: The Hamilton Harbour Commissioners

## TOURISM AND CONVENTION STATISTICS:

Activity	1992	1993	1994	1995	1996
<b>Attraction Attendance:</b>	1,070,867	1,014,490	1,029,075	see note	see note
<b>Convention - Bid Submissions:</b>					
Bids Submitted	57	73	58	52	89
Bids Confirmed	22	27	30	20	20
Bids Lost	12	16	14	15	24
Bids Outstanding	18	30	14	13	45
<b>Convention Results:</b>					
Conventions Hosted	215	211	191	197	187
Delegates	72,204	73,277	74,741	89,577	73,968
Non-Delegates	150,000	414,185	307,151	302,005	406,500
<b>Inquiries related to Tourism:</b>					
Telephone Calls to Tourist Centres	N/A	N/A	N/A	10,220	10,969
Tourism Packages/Responses Mailed Out	2,357	1,287	1,645	1,355	1,262
<b>Motorcoaches:</b>					
Ontario	327	995	1,590	see note	see note
Other	218	534	517		
Total	545	1,529	2,107		
<b>Visitors to Tourist Information Centres -</b>					
Downtown Tourist Centre:					
Canadians	5,514	6,409	7,719	6,819	7,829
Americans	758	1,467	901	1,056	849
Other	1,287	1,717	1,678	1,168	1,318
<b>Total</b>	<b>7,559</b>	<b>9,593</b>	<b>10,294</b>	<b>9,043</b>	<b>9,996</b>
<b>Visitors to all Centres in the Region</b>	<b>24,882</b>	<b>24,882</b>	<b>36,330</b>	<b>34,217</b>	<b>27,758*</b>

Note: Majority of properties did not respond to repeated requests for statistical information.

\* Due to budget reductions, one centre was closed and public hours at other centres were reduced.



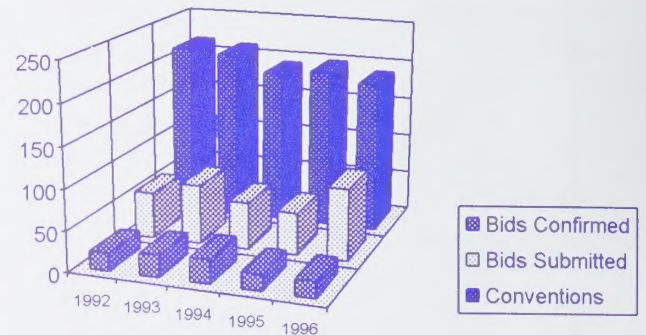
## CONVENTIONS:

Over the past five years convention bid submissions have varied with bids totalling as high as 89 submissions to a low of 52 in 1995. The conventions cycle is determined by bid submission and in which year the association or event would meet in a particular geographic location. The decline of conventions and events is also determined in part by the number of bids submitted and the cycle.

Indicators show the number of conventions have declined over the past five years. However, delegate and spectator attendance has remained relatively steady. Conventions decline is due to decreased bid submissions and cycle performance as indicated. Competition has increased with the addition of London, Windsor, Niagara Falls, and the Toronto Airport strip which have all played a part in the competitive rankings. Also contributing to the decline is the lack of inventory (rooms) availability and quality. It is anticipated that due to the number of submitted bids in 1996, improved results will be felt in the years 1998, 1999 and beyond.

In order to sustain the level of conventions in the Region at around 200 per year an average of 75 bid submissions must be produced per annum.

## Convention Trends



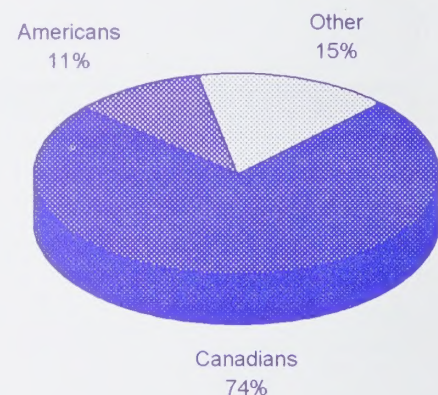
\* Refer to table on previous page for actual figures.

## TOURISM:

Tourism is big business in Canada. In fact, it is a \$27.4 billion industry which stimulates economic growth, prosperity and cultural development in all provinces and territories. The industry comprises over 60,000 firms offering a wide range of services from transportation and accommodation to recreation and entertainment. In 1994, foreign visitors spent more than \$10.2 billion while vacationing in Canada and, in the process, helped provide direct employment for 586,400 Canadians.

Hamilton-Wentworth has competitive products to sell to the above lucrative markets. Our location, quality attractions and events, commitment to the environment, and safe locale are strengths over many of the traditional vacation/business locations. The continuing favourable exchange on the Canadian dollar and the opening of Casino Niagara, and its subsequent lack of hotel rooms, has and will continue to be positive factors for Hamilton-Wentworth. The opening of the new Canadian Warplane Heritage Museum and the historically accurate restoration of Dundurn Castle, now both considered international attractions, has elevated our appeal to the tourist. The Region continues to promote outstanding local festivals and events. All major festivals reported growth in both attendance and quality of programming. Overall, the local tourism industry continues to contribute to both the quality of life and the economic base of the Region.

## 1992 - 1996 Tourism Trends



\* Refer to table on previous page for actual figures.

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